



# CALIFORNIA STATE PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-6964

## STATE PUBLIC WORKS BOARD

May 14, 2004

### MINUTES

#### **PRESENT:**

Mr. Bob Campbell, Chief Counsel, Department of Finance  
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation  
Mr. Barry Hemphill, Deputy Director, Telecommunications Division,  
Department of General Services  
Ms. Lisa Casalegno, Deputy Chief of Staff, State Controller's Office  
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

#### **ADVISORY MEMBER:**

Director, Employment Development Department

#### **LEGISLATIVE ADVISORS:**

Assembly Member Darrell Steinberg  
Assembly Member Wilma Chan  
Assembly Member Fabian Nunez  
Senator Betty Karnette  
Senator Wesley Chesbro  
Senator Gilbert Cedillo

#### **STAFF PRESENT:**

Karen Finn, Administrative Secretary, State Public Works Board  
Tamara Moss, Executive Secretary, State Public Works Board  
Deborah Cregger, Legal Counsel, State Public Works Board  
Rocel Bettencourt, Principal Program Budget Analyst, Department of Finance  
Brian Dewey, Budget Analyst, Department of Finance  
Sarah Mangum, Budget Analyst, Department of Finance  
Nathan Brady, Budget Analyst, Department of Finance  
Randy Katz, Budget Analyst, Department of Finance

#### **SPEAKERS PRESENT**

None.

#### **OTHERS PRESENT:**

Gerry Clark, Department of General Services-RES  
Jonathan Heim, Department of General Services-RES  
Sabrina Winn, Department of General Services-RES/PSB  
Cynthia Spita, Department of Parks and Recreation  
Rick Stolz, Department of Parks and Recreation  
Aaron Toss, State Treasurers Office  
Rob Kane, Department of Parks and Recreation  
Warren Westrup, Department of Park and Recreation  
Laurie Steffen, Department of General Services-RES/PSB  
Tim Shelley, Senator Karnette's Office  
John Schwander, Department of Corrections  
Dale Clevenger, California Community Colleges

**CALL TO ORDER AND ROLL CALL:**

Mr. Campbell, Chairperson, Chief Counsel, Department of Finance at 10:03 am called the meeting to order. Ms. Finn, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES**

Ms. Finn reported that staff has reviewed the minutes from the March 15, 2004 special meeting as well as the minutes from the April 9, 2004 regular meeting and believe them to accurately represent the actions of the Board and recommended approval.

**Hearing no objections, the minutes from both the March 15, 2004 special meeting and April 9, 2004 regular meeting were unanimously approved.**

**BOND ISSUES:**

Ms. Finn reported that there was one bond item.

Item #1, Department of General Services, Judicial Council of California, Fifth Appellate District New Courthouse in Fresno County, Construction of a new 61,000 Square Foot Courthouse. If approved this item will authorize the use of interim financing and the sale of lease revenue bonds.

Staff recommends approval and adoption of the resolution.

**A motion was made by Mr. Hemphill and Second by Mr. Lujano to approve Bond Item #1.**

**Bond Item #1 was adopted by a 5-0 vote.**

**CONSENT CALENDAR:**

Ms. Finn stated in summary, the consent calendar covers Items #2 through #31 and proposes: twenty-three requests to approve preliminary plans, two requests to recognize a scope change, two requests to authorize site selection, one request to authorize acquisition, one request to recognize anticipated deficit, four requests to recognize local cost increase, one request to authorize the sale of stat surplus property, one request to recognize savings in the working drawings phase, one request to approve augmentation in the preliminary plans phase, one request to approve additional funds within appropriation, and one request to approve the use of Inmate Day Labor.

There were two 20-day letters; Item #3, **Franchise Tax Board**, Central Office Fire Alarm Modifications, Scope Change. A 20-day letter was sent to the Legislature on April 20, 2004 without comment. Item #30, **California Community Colleges**, San Mateo County Community College District, Skyline College, Seismic Retrofit, Gym Buildings #3, Scope Change and Local Cost Increase. A 20-day letter was sent to the Legislature without comment.

Staff recommends approval of the Consent Calendar Items #2 through #31.

**A motion was made by Mr. Garcia and Second by Mr. Hemphill to adopt the Consent Calendar and to approve Items #2 through #31.**

**The consent calendar was adopted by a 3-0 vote.**

**ACTION ITEMS:**

Ms. Finn confirmed that there were no Action Items.

**OTHER BUSINESS:**

Ms. Finn stated that there were no items of other business.

**REPORTABLES:**

Ms. Finn indicated that there were eight reportable items that Finance staff had approved under the authority delegated by the Board.

**NEXT MEETING:**

Ms. Finn noted that the next regularly scheduled meeting would be Friday June 11, 2004 at 10:00 am at the State Capitol in Room 112.

Having no further business, the meeting was adjourned at 10:07 am.

## **BOND ITEM**

### **BOND ITEM – 1**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**JUDICIAL COUNCIL OF CALIFORNIA (0250)**  
**FIFTH APPELLATE DISTRICT NEW COURTHOUSE, FRESNO COUNTY**  
Construction of a new 61,000 square foot courthouse

*Authority: Chapter 379/02, Item 0250-301-0660(2)*

#### **Adopt a resolution to:**

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Department of General Services, Judicial Council of California and the State Public Works Board.
3. Approve the form of and authorize the execution of the Site Lease between the Judicial Counsel and the State Public Works Board.
4. Approve the form of and authorize the execution of the Facility Lease between the Judicial Council of California and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

**TOTAL ESTIMATED PROJECT COSTS:**

**\$19,531,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – 1

Department of General Services  
Judicial Council of California  
Fifth Appellate District New Courthouse

#### Action Requested

**The requested action will adopt a resolution authorizing the use of interim financing and the sale of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project will construct a new appellate courthouse to replace the existing leased facility located in Fresno for the Fifth Appellate District Court. The acquisition phase of the project is complete, with the State acquiring two parcels totaling 2.05 acres for use as the building site and related surface parking. The project will construct a new courthouse consisting of three stories and approximately 61,000 square feet. The project scope includes modular furniture, utilities, site work, landscaping and surface parking. Included in this parking is a secured parking area of 25 stalls including two ADA stalls.

#### Funding and Cost Verification

**This project is within cost.**

\$19,531,000 total current estimated project costs

\$1,506,000 project costs previously allocated:

\$18,025,000 project costs to be allocated: Working Drawings \$1,034,000, and Construction costs \$16,991,000 (Construction Contract 14,605,000, Construction Contingency \$730,000, A&E Services \$792,000, and other project costs \$864,000.

#### CEQA

The CEQA documentation is complete. A Notice of exemption was filed with the State Clearinghouse on April 2, 2003 and the waiting period expired on May 8, 2003.

#### Project Schedule

**The project schedule is as follows:**

|                            |               |
|----------------------------|---------------|
| Approve preliminary plans: | May 2004      |
| Approve working drawings:  | December 2004 |
| Complete construction:     | July 2006     |

#### Due Diligence Status

The State acquired the site in March 2004, due diligence is complete.

#### Other

DGS will go forward to acquire a PMIB loan to fund the project work upon approval of PWB.

**Staff Recommendation: Adopt resolution.**

## **CONSENT ITEM**

### **CONSENT ITEM – 2**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**JUDICIAL COUNCIL OF CALIFORNIA (0250)**  
**FIFTH APPELLATE DISTRICT NEW COURTHOUSE, FRESNO COUNTY**  
Construction of a New 61,000 Square Foot Courthouse

*Authority: Chapter 379/02 Item 0250-301-0660(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 2

Department of General Services  
Judicial Council of California  
Fifth Appellate District New Courthouse

#### Action Requested

**The requested action will approve preliminary plans and release working drawings for this project.**

#### Scope Description

**This project is within scope.** This project will construct a new appellate courthouse to replace the existing leased facility located in Fresno for the Fifth Appellate District Court. The acquisition phase of the project is complete, with the State acquiring two parcels totaling 2.05 acres for use as the building site and related surface parking. The project will construct a new courthouse consisting of three stories and approximately 61,000 square feet. The project scope includes modular furniture, utilities, site work, landscaping and surface parking. Included in this parking is a secured parking area of 25 stalls including two ADA stalls.

#### Funding and Cost Verification

**This project is within cost.**

\$19,531,000 total current estimated project costs

\$1,506,000 project costs previously allocated:

\$18,025,000 project costs to be allocated: working drawings \$1,034,000, and construction costs \$16,991,000 (construction contract 14,605,000, construction contingency \$730,000, A&E Services \$792,000, and other project costs \$864,000.

#### CEQA

The CEQA documentation is complete. A Notice of exemption was filed with the State Clearinghouse on April 2, 2003 and the waiting period expired on May 8, 2003.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2004

Complete construction: July 2006

#### Due Diligence Status

The State acquired the site in March 2004, due diligence is complete.

#### Other

DGS will go forward to acquire a PMIB loan to fund the project work upon approval of PWB.

**Staff Recommendation: Approve preliminary plans and release working drawings.**

## CONSENT ITEM

### CONSENT ITEM – 3

**FRANCHISE TAX BOARD (1730)**  
**SACRAMENTO, SACRAMENTO COUNTY**  
Central Office Fire Alarm Modifications

*Authority: Chapter 106/01, Item 1730-301-0001 (1)*

**a. Approve scope change**

**b. Approve additional funds within appropriation.**

**\$141,895**

**APPROVED.**



## CONSENT ITEM

### STAFF ANALYSIS – 3

Franchise Tax Board  
Sacramento, Sacramento County  
Central Office Fire Alarm Modifications

#### Action Requested

**The requested action will approve a scope change for this project and provide for a cost increase within the appropriation for this project.**

#### Scope Description

**This project is not within scope.** The project scope as approved by the Legislature, consists of modifications and upgrades of the existing Fire Alarm Systems in Building 1 and 2 to meet minimum fire and life safety code standards and the Americans with Disabilities Act (ADA). The project includes retrofitting interior doors in exit passageways with magnetic door holders that automatically close in by actuation of a smoke detector. In addition, the alarm systems in the day care centers require modifications to allow monthly testing. ADA upgrades include adjusting the height of manual fire alarm pull stations and the addition of visual and audible alarms.

During construction, the State Fire Marshal and contractor determined that more fire notification devices are needed to meet State Fire Marshal requirements than were shown in the original contract documents. It was determined that there are insufficient funds in the project to make the necessary changes in both buildings without a Legislative augmentation. However, a significant portion of the project can be accomplished within the existing appropriation by changing the scope to only one building. Both Buildings 1 and 2 are scheduled to be renovated as part of the State Office and Warehouse Facilities at Butterfield Way project. Of these two, Building 1 is scheduled to be renovated and occupied first. Therefore, it is requested that the scope of this project be changed to remove Building 2 from the project and complete the fire alarm modifications to fully meet State Fire Marshal requirements in Building 1 only. The necessary fire alarm modifications to Building 2 will be completed as part of the future renovation project. A 20-day letter was sent to the Legislature on April 20, 2004 without comment.

#### Funding and Cost Verification

**This project is within cost.** This project is still within the approved project cost of \$447,000. When the project was bid on January 9, 2003, at a construction cost of \$250,105, it resulted in a bid savings of \$141,895. The use of this bid savings is now being requested to complete the project within the changed project scope, which reflects the increased cost of additional fire notification devices in Building 1 to meet State Fire Marshal requirements.

\$447,000 total estimated project costs

\$305,105 project costs previously allocated: Preliminary Plans \$19,000; Working Drawings \$36,000; Construction \$250,105 (\$194,491 contract, \$13,614 contingency, \$42,000 A&E)

\$141,895 project costs to be allocated: Use of bid savings for construction \$141,895 (\$125,109 contract, \$8,786 contingency, \$8,000 A&E)

### CEQA

A Notice of Exemption/Determination was filed with the State Clearinghouse on August 29, 2001 and the waiting period expired on October 3, 2001.

### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans: April 2002  
Approve working drawings: June 2002  
Complete construction: July 2004

**Staff Recommendation: Approve scope change and increased cost within appropriation.**

## **CONSENT ITEM**

### **CONSENT ITEM – 4**

**DEPARTMENT OF GENERAL SERVICES (1760)  
OFFICE BUILDINGS # 8 and #9 RENOVATION, SACRAMENTO COUNTY**

*Authority: Chapter 106/01, Item 1760-301-0660(1)  
Chapter 379/02, Item 1760-301-0660(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 4

Department of General Services  
Office Buildings # 8 & # 9 Renovation Project, Sacramento County

#### Action Requested

**The requested action will approve preliminary plans.**

#### Scope Description

**This project is within scope.** This project will renovate the two 17 story office buildings (615,110 GSF). The renovation will consist of demolition of all interior partitions including the removal and replacement of existing finishes; the removal of hazardous materials (lead paint and asbestos); upgrade of the electrical and data wiring; upgrade all ADA and Fire and Life Safety items to current codes; and will provide open space architecture including carpet, modular systems furniture and ceiling tiles. A central reception building is planned for security purposes by providing one public entrance. Space for an on-site childcare facility is provided for in OB 8.

#### Funding and Cost Verification

**This project is within cost.**

\$109,134,000 total estimated project costs

\$3,774,000 project costs previously allocated: preliminary plans for OB 8 (\$1,858,000), preliminary plans for OB 9 (\$1,916,000).

\$105,360,000 project costs to be allocated: working drawings for OB 8 & 9 (\$4,303,000); construction for OB 8 & 9 (\$101,057,000).

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 20, 2003 and the waiting period expired on September 18, 2003.

#### Project Schedule

**The project schedule is as follows:**

|                           |               |
|---------------------------|---------------|
| Approve working drawings: | August 2005   |
| Complete construction:    | February 2009 |

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 5

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
OCOTILLO WELLS STATE VEHICULAR RECREATION AREA,  
SF PACIFIC PROPERTIES (CATELLUS), IMPERIAL COUNTY  
DPR Project No. 1160, DGS Parcel No. 6492 and 9973

*Authority: Chapter 324/98, Item 3790-301-0263(1)*  
*Chapter 106/01, Item 3790-490-0263 (1) (1)*

**a. Authorize acquisition**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 5

Department of General Services  
Department of Parks and Recreation  
Ocotillo Wells State Vehicular Recreation Area, SF Pacific Properties (Catellus)

#### Action requested

**The requested action will authorize acquisition consistent with staff analysis.**

#### Scope Description

**This project is within scope.** The Legislature has approved the funding for the acquisition of approximately 7,800 acres of unimproved desert land within the eastern portion of the Ocotillo Wells State Vehicle Recreation Area (SVRA) Park. This request will authorize acquisition of fee simple interest in the following properties:

| <u>Owner</u>                | <u>DGS Parcel (s)</u> | <u>DPR Parcel (s)</u> | <u>Acres</u>   | <u>Purchase Price</u> |
|-----------------------------|-----------------------|-----------------------|----------------|-----------------------|
| SF Pacific Properties, Inc. | 6492                  | A21880                | 641.5          | \$192,450.00          |
| SF Pacific Properties, Inc. | 9973                  | A21973                | 640.0          | \$224,000.00          |
|                             |                       | <u>Totals</u>         | <b>1,281.5</b> | <b>\$416,450.00</b>   |

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 324, Item 3790-301-0263 (1) of the Budget Act of 1998, provides \$3,600,000 from the Off-Highway Vehicle Trust Fund for a series of acquisitions within the eastern portion of the Ocotillo Wells State Vehicle Recreation Area (SVRA) Park. Total costs of \$942,000 were previously allocated from this appropriation for acquisition projects. The property can be acquired within the remaining funds available and in accordance with Legislative intent.

\$3,600,000 total estimated project costs

\$977,000 project costs previously allocated for various acquisitions (1,867.7 acres)

\$416,000 project costs to be allocated: for this acquisition (1,281.5 acres)

\$2,207,000 project costs remaining for future acquisitions

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 25, 1999, and the waiting period expired on April 2, 1999.

#### Project Schedule

The anticipated close of escrow for these parcels is April 2004.

#### Condition of the Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Ocotillo Wells SVRA parcels on August 6, 2003. The acquisition consists of 1,281.5 acres in two parcels owned by SF Pacific Properties, LLC. The parcels are being acquired for expansion of the existing Ocotillo Wells Off-Road Vehicle Park and for management of the flat-tail horned lizard and cultural resource sites. Both parcels are undeveloped, containing no improvements, e.g., industrial uses, fuel storage, waste disposal, etc., that would raise a concern for migration of hazardous materials. Given the current condition of the subject properties and its prior land use, ESS staff recommends that a Phase I Site Assessment is not necessary.

#### Other:

- This project was approved for site selection by the State Public Works Board on February 9, 2001.
- The purchase price does not exceed fair market value as determined by a DGS approved appraisal.
- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- Implied dedication may exist because an undetermined portion of the subject parcels may be subject to public use. These desert lands are typically traversed by the general public without regard for ownership; the use is open and notorious. Off highway vehicle use is consistent with SVRA park objectives.
- The staffing pertaining to this acquisition will be absorbed within the Department of Parks and Recreation's existing support budget.

**Staff Recommendation: Authorize acquisition.**

## CONSENT ITEM

### CONSENT ITEM – 6

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**BIG BASIN REDWOODS STATE PARK, SANTA CRUZ/SAN MATEO COUNTIES**  
Wastewater Collection/Treatment System Improvements – Phase II

*Authority: Chapter 379/02, Item 3790-301-0005(8)*  
*Chapter 157/03, Item 3790-301-0005(2)*  
*Chapter 157/03, Item 3790-301-6029(1.5)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEM

### STAFF ANALYSIS – 6

Department of Parks and Recreation  
Big Basin Redwoods State Park, Santa Cruz/San Mateo Counties  
Wastewater Collection/Treatment System Improvements – Phase II

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will rehabilitate and improve the wastewater collection and treatment systems at Big Basin Redwoods State Park to address water quality violations. Phase 2, in particular, makes improvements to the treatment plant including rehabilitation of the trickling filter, drain and vent system, and the primary and secondary clarifiers; adding an automated monitoring and alert system to key processes; re-plumbing some plant components to provide more flexibility in plant operations; replacing the existing laboratory facility and purchasing some new monitoring equipment.

#### Funding and Cost Verification

**This project is within cost.**

\$2,910,000 total estimated project costs

\$267,000 project costs previously allocated: phase 1 preliminary plans \$76,000, phase 2 preliminary plans \$98,000, phase 1 working drawings \$93,000

\$2,643,000 project costs to be allocated: phase 2 working drawings \$58,000, construction \$2,560,000 (\$2,154,000 contract, \$151,000 contingency, \$192,000 A&E costs \$63,000 agency retained items), and equipment \$25,000 at CCCI 4100

\$11,000 estimated savings

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 8, 2004, and the waiting period expired on May 13, 2004.

#### Project Schedule

**The project schedule for Phase 2 is as follows:**

Complete Construction: March 2006

#### Due Diligence Status

Due diligence has not yet been completed but preliminary due diligence will be completed prior to bidding out the construction contract.

**Staff Recommendation: Approve preliminary plans and release working drawing funds for Phase 2.**

## **CONSENT ITEM**

### **CONSENT ITEM – 7**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**CHINO HILL STATE PARK, ORANGE, RIVERSIDE AND SAN BERNARDINO COUNTIES**  
Visitor Center

*Authority: Chapter 157/03, Item 3790-301-0005(4)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 7

Department of Parks and Recreation  
Chino Hills State Park, Orange, Riverside and San Bernardino Counties  
Visitor Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will improve service to the public by developing facilities at the western end of the Chino Hills State Park. The project includes a 3,000 to 4,000 square foot visitor center with limited interpretive exhibits, restrooms, and provision of safe access to the park by way of highway improvements, an entrance road and parking areas.

#### Funding and Cost Verification

**This project is within cost.**

\$1,858,000 total estimated project costs

\$114,000 project costs previously allocated: preliminary plans

\$1,744,000 project costs to be allocated: working drawings \$89,000, construction \$1,653,000 (\$1,382,000 contract, \$69,000 contingency, \$134,000 A&E costs \$68,000 agency retained items), and equipment \$2,000 at CCCI 4100

\$12,000 estimated savings

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 15, 2004, and the waiting period will expire on May 15, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: December 2006

#### Due Diligence Status

Due diligence has not yet been completed but preliminary due diligence will be completed prior to bidding out the construction contract.

**Staff Recommendation: Approve preliminary plans and release working drawing funds contingent upon expiration of the CEQA waiting period on May 15, 2004.**

## CONSENT ITEM

### CONSENT ITEM – 8

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF PARKS AND RECREATION (3790)  
CASTLE ROCK STATE PARK, SAN LORENZO RIVER REDWOODS, PHASE TWO,  
SANTA CRUZ COUNTY  
DPR 7760, DGS Parcel Number 10242

*Authority: Chapter 106/01, Item 3790-301-0005(29)  
Chapter 157/03, Item 3790-301-6029(10)*

**a. Authorize site selection**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 8

Department of General Services  
Department of Parks and Recreation  
Castle Rock State Park, San Lorenzo River Redwoods, Phase Two

#### Action Requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The Legislature has approved the funding for the purchase of additions to existing units of the State Park System consistent with the objectives of the 2000 Bond Fund Habitat Acquisition Program as well as an appropriation to the Department of Parks and Recreation (DPR) from Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize acquisition of fee simple interest of approximately 1,069 acres to be acquired as an addition to the Castle Rock State Park.

#### Funding and Cost Verification

**This project is within cost.** Chapter 106/01, Item 3790-301-0005(29) and Chapter 157/03, Item 3790-301-6029(10) provide funding for this acquisition in fee simple interest and associated overhead for the real property. The property can be acquired with the remaining funds and in accordance with Legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 15, 2004, and the waiting period will expire on May 20, 2004.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is August 2004.

#### Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the San Lorenzo River Redwoods (Phase II) parcels on April 14, 2004. The acquisition consists of two parcels (APN's: 087-041-01 and 087-091-18) of undeveloped land comprising approximately 1,069 acres in Santa Cruz County.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the physical setting of the parcels. A small debris pile of household trash, e.g., mattress, cupboard doors, etc., was observed adjacent to the road (identified as the Kings Creek Truck Trail on Map 1 of the Sempervirens Fund Trail Map of the Santa Cruz Mountains). The trash pile (located in the east central portion of Section 30) should be removed prior to closing. No potential problems with hazardous materials were observed during the ESS site visit and the property is compatible with the proposed future use, i.e., addition to the existing Castle Rock State Park.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
  - The property is vacant and unimproved.
  - There is no relocation assistance involved with this project.
  - There is no implied dedication applicable to this property.
  - DPR estimates the need for 6 PY and ongoing costs of \$681,000 for patrolling, resource protection, maintaining roads, trails, gates, and access points. In addition, DPR further estimates one-time costs of \$204,000 for baseline resource studies, fencing, equipment, and signage. A budget change proposal to address the above will be submitted through the normal budget process. DPR has provided this information as its best estimate of initial needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available. Until future funding is approved, and pending the availability of existing funds, DPR may provide for limited resource protection and limited public access and protection.

**Staff Recommendation: Authorize site selection.**

## **CONSENT ITEM**

### **CONSENT ITEM – 9**

**DEPARTMENT OF PARKS AND RECREATION (3790)  
LELAND STANFORD MANSION STATE HISTORIC PARK  
REHABILITATION OF MANSION GROUNDS  
SACRAMENTO COUNTY**

*Authority: Chapter 157/03, Item 3790-301-6029(23)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 9

Department of Parks and Recreation  
Leland Stanford Mansion State Historic Park  
Rehabilitation of Mansion Grounds  
Sacramento County

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project will rehabilitate the grounds of the Leland Stanford Mansion for adaptive use by enhancing the site and providing access to the public for outdoor activities and interpretation. This project will demolish non-historic outbuildings, rehabilitate and reconstruct buildings for public use, remove inappropriate plantings/site features and install historic plantings and features, and provide appropriate utilities and support facilities. The work will be accomplished under two contracts – one for advance demolition of the clubhouse, parking area, and miscellaneous landscape features, and the second for the balance of the work. Due to the nature of the advance demolition work, this work will move directly from the preliminary plan phase to bidding, with the preliminary plans also serving as working drawings.

#### Funding and Cost Verification

**This project is within cost.**

\$2,807,000 total estimated project costs

\$192,000 project costs previously allocated: preliminary plans

\$2,615,000 project costs to be allocated: working drawings \$494,000, construction \$2,071,000 (\$1,633,000 contract, \$114,000 contingency, \$158,000 A&E costs, \$166,000 agency retained items), and equipment \$50,000 at CCCI 4100

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on April 5, 2004, and the waiting period expired on May 5, 2004.

#### Project Schedule

**The project schedule is as follows:**

Complete Construction: January 2005

#### Due Diligence Status

Due diligence has not yet been completed but preliminary due diligence will be completed prior to bidding out the main construction contract.

**Staff Recommendation: Approve preliminary plans and release working drawing funds.**



## CONSENT ITEM

### CONSENT ITEM – 10

DEPARTMENT OF GENERAL SERVICES (1760)  
EMPLOYMENT DEVELOPMENT DEPARTMENT (5100)  
BAKERSFIELD EMPLOYMENT DEVELOPMENT DEPARTMENT OFFICE  
KERN COUNTY  
Surplus Parcel Number SSL 465

*Authority: Chapter 1309/90, Section 6, Parcel 1*

**a. Authorize the sale of state surplus property consistent with staff analysis**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 10

Department of General Services for  
Employment Development Department  
Bakersfield EDD Office

#### Action Requested

**The requested action will authorize the sale of state surplus property consistent with the staff analysis.**

#### Scope Description

**This project is within scope.** Pursuant to Government Code Section 11011 and as authorized by Chapter 1309, Statutes of 1990, the Director of the Department of General Services (DGS) with the approval of the State Public Works Board may sell or lease for current market value only, all or part of an approximately 0.74 acre property with an 18,912 square foot office building formerly used by the Employment Development Department (EDD) at 1924 "Q" Street, Bakersfield, Kern County. EDD has determined that the property is no longer needed for its program purposes, and declared it surplus to the agency's needs in 1990.

#### Funding and Cost Verification

The costs associated with the sale of the state surplus property are DGS administrative staff costs that would be funded from the net proceeds of the sale. Pursuant to Chapter 1309, Statutes of 1990, all costs associated with the sale of this property are first deducted from the gross proceeds of the sale. No future costs have been identified with the approval of this sale.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is June 2004.

#### Other

- Pursuant to Government Code 11011.1 the property was offered to state and local governmental agencies with a local agency purchasing the property at full fair market value.
- The approved appraised value of the property is \$600,000 with the U.S. Department of Labor maintaining an 80.54 percent equity interest position in the property.
- The State shall retain all mineral deposits below a depth of 500 feet and without surface rights of entry as required by Chapter 1309, Statutes of 1990.
- The net proceeds of any moneys received from the disposition are to be deposited in the Employment Development Department Building Fund, at which point EDD will determine which funds are attributable to the federal equity interest.
- The property is being sold "as-is with all faults". On February 24, 2004, the State issued a Temporary Right of Entry Permit to the local agency purchasing the property to conduct its due diligence inspections. On March 28, 2004 the inspection period expired.

**Staff Recommendation: Authorize the sale of state surplus property consistent with staff analysis.**

## CONSENT ITEM

### CONSENT ITEM – 11

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA INSTITUTION FOR MEN-EAST, CHINO, SAN BERNARDINO COUNTY**  
Electrified Fence

*Authority: Chapter 157/03, Item 5240-302-074 (3), 61.08.037*

- a. Recognize savings in working drawing phase **\$42,000**
- b. Augmentation of preliminary plan phase **\$72,000**  
**(6.44 percent total appropriation)**
- c. Approve preliminary plans
- d. Approve use of Inmate Day Labor

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 11

Department of Corrections  
California Institution for Men-East, Chino, San Bernardino County  
Electrified Fence

#### Action Requested

**The requested action will recognize a saving in the working drawing phase, augment the preliminary plan phase, approve preliminary plans, and approve the utilization of Inmate Day Labor (IDL) resources pursuant to Public Contracts Code Section 10103.5.**

#### Scope Description

**This project is within scope.** The electrified fence is a lethal barrier/deterrent constructed between a prison's double perimeter security fences, allowing partial or total deactivation of perimeter guard towers, except at sallyports. The electrified fence currently provides security at 26 Level II, III, and IV facilities. In addition to the electrified fence, this project includes the construction of an exterior perimeter security fence outside the existing single perimeter security fence, an outer patrol road, perimeter lighting, a pedestrian sallyport tower, and the construction of a new armory at the West facility. The proposed 2004/2005 Governor's Budget includes \$5,417,000 for the construction phase of this project.

#### Funding and Project Cost Verification

**This project is not within cost.** An increase to the preliminary plan phase is necessary to fund \$13,107 for additional environmental work as a result of the sale of a portion of the California Institution for Men on the north side, \$32,801 for due diligence activities that were not included in the original budget, and \$26,092 for a higher level of involvement by the Project Manager. In addition to the \$72,000 increase to the preliminary plan phase the project is recognizing a saving of \$42,000 in the working drawing phase for a net augmentation to the appropriation of \$30,000.

|             |  |
|-------------|--|
| \$5,913,000 | total estimated project cost   |
| \$466,000   | project costs previously allocated: preliminary plans \$211,000; working drawings \$255,000  |
| \$5,417,000 | project costs to be allocated: project administration \$749,000; agency retained \$429,000; and construction \$4,239,000 (\$3,962,000 contract, \$277,000 contingency) |
| \$72,000    | augmentation: preliminary plan phase   |
| -\$42,000   | savings: working drawing phase   |

#### CEQA

The Notice of Determination was filed on August 3, 1999. A 30-day litigation period followed, with no litigation filed.

Project Schedule:

The project schedule is as follows:

|                           |                |
|---------------------------|----------------|
| Approve Preliminary Plans | May 14, 2004   |
| Approve Working Drawings  | September 2004 |
| Complete Construction     | November 2005  |

Due Diligence:

Estimated completion date is April 21, 2004.

**Staff Recommendation:** Recognize a saving in the working drawing phase, approve augmentation of the preliminary plan phase, approve preliminary plans, and approve the utilization of Inmate Day Labor (IDL) resources pursuant to Public Contracts Code Section 10103.5.

## CONSENT ITEM

### CONSENT ITEM – 12

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN DIEGO CAMPUS, SAN DIEGO COUNTY**  
Satellite Utilities Plant, Phase 1

*Authority: Chapter 157/03, Item 6440-301-6028(15)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 12

University of California, San Diego  
Satellite Utilities Plant, Phase 1

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The Satellite Utilities Plant, Phase 1 project will provide for the chilled water and emergency power needs in the in the West Campus area by installing one 2,000 ton electric chiller, two 1500 kW emergency generators, and associated equipment. The project will construct two small buildings to house this equipment and additional space for chillers and generators to be provided in a later project. Distribution piping and cabling, sized for the built-out capacity, will be provided to connect the equipment to the campus distribution grid.

#### Funding and Project Cost Verification

**This project is within cost.**

\$8,847,000      total estimated project costs

\$259,000      project costs previously allocated: preliminary plans -- \$259,000 (State funds)

\$8,588,000      project costs to be allocated: working drawings -- \$388,000 (State funds),  
construction -- \$8,200,000 (State funds)

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

#### Project Schedule

**The project schedule is as follows:**

|                           |                |
|---------------------------|----------------|
| Approve working drawings: | September 2004 |
| Complete construction:    | March 2006     |

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 13

DEPARTMENT OF GENERAL SERVICES (1760)  
CALIFORNIA STATE UNIVERSITY (6610)  
CALIFORNIA MARITIME ACADEMY EXPANSION  
COUNTY OF SOLANO  
Project No. CSU 003, DGS Parcel No. 10203

*Authority: Chapter 157/03, Item 6610-301-6028(2)*

**a. Authorize site selection**

**APPROVED.**



## CONSENT ITEM

### STAFF ANALYSIS – 13

Department of General Services  
California State University  
California Maritime Academy Expansion

#### Action Requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The Legislature approved funding for acquisition of property adjacent to the Maritime Academy in Solano County for development of campus facilities and parking. This request will authorize site selection of approximately 6 acres contiguous to the campus. The property is mostly vacant with a 4,755 square foot average quality commercial building located on a 0.4acre portion of the site. This request will authorize site selection of the 6 acres to improve access to the Maritime Academy and provide a suitable site for a new facility required for academic programs for the academy and student training necessary for Coast Guard certification.

#### Funding and Cost Verification

**This project is not within cost.** Chapter 157, Statutes of 2003, Item 6610-301-6028(2) provides \$1,301,000 for this project. The Department of General Services (DGS) estimates that the property value will exceed the appraised value of the land.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is December 2004.

#### Condition of Property

On October 14, 2003, Department of General Services (DGS), Environmental services Section (ESS) staff conducted an on-site review of the proposed California Maritime Academy Expansion property, a 6-acre site on Maritime Academy Drive, adjacent to the Campus entrance. The property is proposed for development of campus facilities and parking as outlined in the approved California Maritime Academy Master Plan/EIR.

Currently, the land is mostly undeveloped hillside bounded by Academy Drive and residential properties. Development on the site consists of an out-of-service bar/restaurant and paved parking area. The remainder of the property is clear, vacant land. A stand of willows borders a portion of Academy Drive.

The Final EIR for the California State University (CSU) California Maritime Academy Master Plan was certified by the CSU Board of Trustees on May 15, 2002. The EIR notes that the evaluation for hazards on the acquisition property did not produce any findings of potential hazards. However, based on the age of the buildings located on the site, lead-based paint and asbestos-containing building materials (ACBM) could be present in the structures.

ESS staff concurs with the recommendation of the Master Plan EIR that if demolition of any of the structures located onsite is proposed, the structures slated for demolition should be assessed for the possible presence of lead-based paint and ACBM.

No potential problems with hazardous materials or the condition of the property were observed during the site visit, and the property appears compatible with the proposed future use. Based upon the findings of the ESS review and site visit, and based on the findings and recommendations of the Master Plan EIR, ESS staff finds that the evaluation for hazards is complete and adequate, and the property acquisition appears to be consistent with the intended use.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- The CSU Board of Trustees approved acquisition of this property on May 15, 2002.
- CSU is not aware of any lawsuits pending concerning the property.
- The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.

**Staff Recommendation: Authorize site selection.**

## CONSENT ITEM

### CONSENT ITEM – 14

**CALIFORNIA STATE UNIVERSITY (6610)**

**CHICO STATE UNIVERSITY**

Telecommunications Infrastructure Project

*Authority: Chapter 162/96, Item 6610-301-0658(3)  
Chapter 52/00, Item 6610-301-0001(2)  
Chapter 52/00, Item 6610-301-0001(2)  
Chapter 157/03, Item 6610-491(1))*

**a. Recognize anticipated deficit**

**\$1,359,000**  
**(9.8 percent of total project)**  
**(10.3 percent of construction)**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 14

California State University  
Chico State University  
Telecommunications Infrastructure Project

#### Action Requested

**The requested action will recognize an anticipated deficit for this project.**

#### Scope Description

**This project is within scope.**

All of the campuses in the California State University system are planned to have wiring and electronics installed that will bring them to a minimum level of services for telephone and data transmission. The scope of this project is to provide pathways, conductors and electronics to connect all state funded campus buildings to central communication hubs and to provide high-speed voice, data, and video cabling. This project when complete will provide a baseline telecommunications system that is compliant with the CSU minimum baseline.

#### Funding and Cost Verification

**This project is not within cost.**

A contract was awarded to Mallcraft (Contractor) for \$10,700,000 exclusive of alternates and they started work in September 2002. The contract schedule called for the project to be completed by April 2004. From the earliest stages of the contract, Mallcraft, fell behind schedule. All efforts at schedule recovery failed. A variety of other problems have occurred with this contractor including numerous safety violations, hazardous materials violations, a breach of campus security, rejected work that had to be torn out and redone, and difficulty in timely submission of required documentation such as project schedule requests for Information and Pay Requests. It eventually became clear that the contractor had underbid the project and could not be motivated to perform satisfactorily. Consequently, an agreement was reached in February 2004, in lieu of termination, to have Mallcraft cease work and leave the project.

The additional funding of \$1,359,00 is needed because the delay in completion of the project has exhausted the funding available for inspection, testing, construction administration, and hazardous materials consultation. Contracting with a new general contractor to complete the project will also require additional funds because of escalation and underestimate of original contract by the dismissed contractor as well as the uncertainty inherent in joining new work to that installed by previous contractor.

The authorized project was approved for preliminary plans, working drawings and construction in the amount of \$13,853,000 appropriated from both general and bond funds. Termination of the original contractor and rebidding the unfinished balance of the project will raise the total construction costs by an estimated 1,359,000 (9.8% of total project costs) to \$15,212,000 with the following elements: \$857,000 for preliminary and working drawings; \$12,137,000 for contracts, \$779,000 for contingency; and \$1,439,000 for construction management.

A recognized anticipated deficit is requested in recognition of a fund shift and increase in the construction appropriation that will be proposed for the 2004-05 Budget.

\$15,212,000 total estimated project costs

\$13,853,000 project costs previously allocated: preliminary plans \$256,000, working drawings \$432,000, construction \$13,165,000 (contract \$11,158,000; \$779,000 contingency; and construction management \$1,228,000) at CCCI 3909.

\$1,359,000 Requested increase in project costs: construction \$1,359,000 (contract \$979,000; and construction management \$380,000) at CCCI 4019.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse.

#### Project Schedule

**The project schedule is as follows:**

Start Construction: September 2002

Complete construction: March 2005

**Staff Recommendation: Recognize anticipated deficit.**

## CONSENT ITEM

### CONSENT ITEM – 15

**CALIFORNIA STATE UNIVERSITY (6610)**  
**LOS ANGELES CAMPUS, LOS ANGELES COUNTY**  
Science Replacement Building, Wing A

*Authority: Chapter 33/02, Section 34, (a)(3)(B)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 15

California State University, Los Angeles  
Science Replacement Building Wing A

#### Action Requested

**Approval of preliminary plans**

#### Scope Description

**This project is within scope.**

The Science Replacement Building Wing will provide a 65,981 ASF/ 106,421 GSF building accommodating 171 FTE in LD lab, 137 FTE in UD lab and 38 faculty offices. The building will provide lecture space and complex, state of the art laboratories to serve multiple disciplines, creating a modern science complex in the campus core. Funding for wing B is proposed in the 2004/05 capital outlay budget.

#### Funding and Cost Verification

**This project is within cost.**

\$42,595,000 total estimated project costs

\$782,000 project costs previously allocated: preliminary plans

\$37,326,000 to be allocated for: working drawings (\$990,000) and construction (\$36,336,000) at CCCI 4019.

\$4,487,000 Future funding to be allocated for: equipment at EPI 2564.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on 8/7/03 and the waiting period expired on 9/11/03.

#### Due Diligence

Completed August 13, 2002,

#### Project Schedule

**The project schedule is as follows:**

|                            |         |
|----------------------------|---------|
| Approve preliminary plans: | 5/2004  |
| Approve working drawings:  | 7/2004  |
| Complete construction:     | 11/2006 |

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 16

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN DIEGO CAMPUS, SAN DIEGO COUNTY**  
Applied Physics and Mathematics Renovation

*Authority: Chapter 157/03, Item 6440-301-6028 (17)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEM

### STAFF ANALYSIS – 16

University of California, San Diego  
Applied Physics and Mathematics Renovation

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** The Applied Physics and Mathematics Renovation 1 project will renovate 33,794 assignable square feet (asf) of space in the Applied Physics and Mathematics Building to consolidate and expand research and office space for the Mathematics, Linguistics, Language Program and Biological Sciences. In addition to providing modern space for instruction and research activities for these departments, the project will also provide specialized facilities required for undergraduate and graduate language instruction.

#### Funding and Project Cost Verification

**This project is within cost.**

\$9,654,000     total estimated project costs

\$380,000     project costs previously allocated: preliminary plans -- \$259,000 (State funds)

\$9,274,000     project costs to be allocated: working drawings -- \$465,000 (State funds),  
construction -- \$8,809,000 (State funds)

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

#### Project Schedule

**The project schedule is as follows:**

|                           |            |
|---------------------------|------------|
| Approve working drawings: | July 2004  |
| Complete construction:    | March 2006 |

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 17

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**BARSTOW COMMUNITY COLLEGE DISTRICT**  
**BARSTOW COLLEGE, SAN BERNARDINO COUNTY**  
Remodel for Efficiency

*Authority: Chapter 157/03, Item 6870-301-6028(3)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 17

California Community Colleges  
Barstow Community College District  
Barstow College, San Bernardino County  
Remodel for Efficiency

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project provides for reconstruction of 19,160 assignable square feet (asf), including 4,919 asf lecture space, 6,218 asf laboratory space, 6,217 asf office space, and 1,806 asf other space. This project will remodel numerous campus buildings to allow for more efficient usage of campus facilities.

#### Funding and Project Cost Verification

**The project is within cost.**

|             |   |
|-------------|---|
| \$3,748,000 | total estimated project costs   |
| \$152,000   | state project costs previously allocated: preliminary plans   |
| \$3,041,000 | state project costs to be allocated: working drawings \$114,000; construction \$2,927,000 (\$2,499,000 contracts, \$215,000 contingency, \$213,000 construction management, administration, testing and inspection) at CCI 4100 |
| \$555,000   | local project costs to be allocated: construction contracts \$555,000   |

#### CEQA

A Notice of Exemption for the project was filed with the state clearinghouse on March 15, 2004 and the waiting period expired on April 20, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2005  
Complete construction: March 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 18

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**COAST COMMUNITY COLLEGE DISTRICT**  
**GOLDEN WEST COLLEGE, ORANGE COUNTY**  
Structural Repair Campus-wide

*Authority: Chapter 157/03, Item 6870-301-6028(8)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 18

California Community Colleges  
Coast Community College District  
Golden West College, Orange County  
Structural Repair Campus-wide

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project provides for the repair and/or replacement of building areas/elements that have been impacted by the cracked and spalling structural concrete. The scope of the project involves seventeen buildings on campus for a total of 377,199 asf. Work includes the repair and/or replacement of columns, beams, scuppers, stairs, guardrails, and exteriors.

#### Funding and Project Cost Verification

**The project is within cost.**

|             |   |
|-------------|---|
| \$2,699,000 | total estimated project costs   |
| \$92,000    | state project costs previously allocated: preliminary plans \$92,000  |
| \$2,607,000 | state project costs to be allocated: working drawings \$149,000 construction \$2,458,000 (\$2,045,000 contracts, \$143,000 contingency, \$270,000 construction management, administration, testing and inspection) at CCI 4019. |

#### CEQA

A Notice of Exemption for the project was filed with the state clearinghouse on July 24, 2001 and the waiting period expired on August 24, 2001.

#### Project Schedule

**The project schedule is as follows:**

|                           |               |
|---------------------------|---------------|
| Approve working drawings: | February 2005 |
| Complete construction:    | February 2008 |

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 19

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**FOOTHILL-DE ANZA COMMUNITY COLLEGE DISTRICT**  
**FOOTHILL COLLEGE, SANTA CLARA COUNTY**  
Seismic Replacement – Field Locker Rooms

*Authority: Chapter 157/03, Item 6870-301-6028(18)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 19

California Community Colleges  
Foothill-De Anza Community College District  
Foothill College, Santa Clara County  
Seismic Replacement – Field Locker Rooms

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project provides for construction of 4,533 assignable square feet (asf), that will replace two existing campus buildings, that are situated on a seismic fault. The existing buildings will be demolished as part of this project.

#### Funding and Project Cost Verification

**The project is within cost.**

|             |   |
|-------------|---|
| \$2,017,000 | total estimated project costs   |
| \$60,000    | state project costs previously allocated: preliminary plans \$60,000  |
| \$1,693,000 | state project costs to be allocated: construction \$1,804,000 (\$1,589,000 contracts, \$79,000 contingency, \$136,000 construction management, administration, testing and inspection) at CCI 4019. |
| \$44,000    | local project costs previously allocated: preliminary plans   |
| \$220,000   | local project costs to be allocated: construction   |

#### CEQA

A Notice of Exemption for the project was filed with the state clearinghouse on June 13, 2002 and the waiting period expired on July 13, 2002.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: July 2004  
Complete construction: March 2005

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 20

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**FOOTHILL-DE ANZA COMMUNITY COLLEGE DISTRICT**  
**FOOTHILL COLLEGE, SANTA CLARA COUNTY**  
Seismic Replacement – Maintenance Buildings

*Authority: Chapter 157/03, Item 6870-301-6028(19)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEM

### STAFF ANALYSIS – 20

California Community Colleges  
Foothill-De Anza Community College District  
Foothill College, Santa Clara County  
Seismic Replacement – Maintenance Buildings

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project provides for construction of 4,598 assignable square feet (asf), in two new maintenance buildings that will replace five existing maintenance buildings, which are situated on a seismic fault. The existing buildings will be demolished as part of this project.

#### Funding and Project Cost Verification

**The project is within cost.**

\$1,019,000 total estimated project costs

\$30,000 state project costs previously allocated: preliminary plans \$30,000

\$967,000 state project costs to be allocated: working drawings \$38,000; construction \$929,000 (\$796,000 contracts, \$40,000 contingency, \$93,000 construction management, administration, testing and inspection) at CCI 4019

\$22,000 local project costs previously allocated: preliminary plans \$22,000

#### CEQA

A Notice of Exemption for the project was filed with the state clearinghouse on June 7, 2002 and the waiting period expired on July 7, 2002.

#### Project Schedule

**The project schedule is as follows:**

|                           |            |
|---------------------------|------------|
| Approve working drawings: | July 2004  |
| Complete construction:    | March 2005 |

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 21

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**KERN COMMUNITY COLLEGE DISTRICT**  
**PORTERVILLE COLLEGE, KERN COUNTY**  
Library Expansion

*Authority: Chapter 157/03, Item 6870-301-6028(27)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 21

California Community Colleges  
Kern Community College District  
Porterville College, Kern County  
Library Expansion

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project constructs 16,054 asf of new and reconstructs 13,384 asf of existing library space for library, office, AVTV and computer commons areas.

#### Funding and Project Cost Verification

**The project is within cost.**

\$8,312,000 total estimated project costs

\$203,000 project costs previously allocated: preliminary plans \$203,000

\$8,109,000 project costs to be allocated: working drawings \$304,000, construction \$6,618,000 (\$5,938,000 contracts, \$337,000 contingency, \$343,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$1,187,000 at EPI 2564

#### CEQA

A Notice of Exemption for the project was filed with the state clearinghouse on February 11, 2004 and the waiting period expired on March 13, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2004

Complete construction: December 2005

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEM**

### **CONSENT ITEM – 22**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**LOS ANGELES COMMUNITY COLLEGE DISTRICT**  
**LOS ANGELES CITY COLLEGE, LOS ANGELES COUNTY**  
Learning Resource Center

*Authority: Chapter 157/03, Item 6870-301-6028(32.5)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 22

California Community Colleges  
Los Angeles Community College District  
Los Angeles City College, Los Angeles County  
Learning Resource Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project calls for the demolition of the existing Learning Resource Center and the construction of a new building that complies with current fire, life and safety codes. This project will construct a 47,919 assignable square foot replacement building with 4,012 asf lecture, 3,106 asf office, 34,289 asf library and 6,512 asf of other space.

#### Funding and Project Cost Verification

**The project is within cost.**

\$18,716,000 total estimated project costs

\$807,000 project costs previously allocated: preliminary plans \$807,000

\$17,909,000 project costs to be allocated: working drawings \$643,000, construction \$16,010,000 (\$14,499,000 contracts, \$725,000 contingency, \$786,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$1,256,000 at EPI 2564

#### CEQA

An Environmental Impact Report, State Clearinghouse reference number 2002011125, was filed on April 8, 2002 and there has been no response.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2005

Complete construction: March 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 23

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**LOS ANGELES COMMUNITY COLLEGE DISTRICT**  
**LOS ANGELES HARBOR COLLEGE, LOS ANGELES COUNTY**  
Applied Technology Building

*Authority: Chapter 157/03, Item 6870-301-6028(33)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 23

California Community Colleges  
Los Angeles Community College District  
Los Angeles Harbor College, Los Angeles County  
Applied Technology Building

#### Action Requested

The requested action will approve preliminary plans for this project.

#### Scope Description

**The project is within scope.** This project constructs a 41,066 asf technology complex, demolishes 36,566 asf of obsolete and unsafe buildings and remodels 3,171 asf of existing buildings. The new construction includes 7,860 asf lecture, 22,496 asf labs, 6,910 asf offices, and 3,800 asf of other space.

#### Funding and Project Cost Verification

**The project is within cost.**

|              |   |
|--------------|---|
| \$17,621,000 | total estimated project costs   |
| \$328,000    | state project costs previously allocated: preliminary plans \$328,000   |
| \$327,000    | local project costs previously allocated: preliminary plans \$327,000   |
| \$8,483,000  | state project costs to be allocated: working drawings \$285,000, construction \$7,260,000 (\$6,601,000 contracts, \$333,000 contingency, \$326,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$938,000 at EPI 2564       |
| \$8,483,000  | local state project costs to be allocated: working drawings \$285,000, construction \$7,260,000 (\$6,601,000 contracts, \$334,000 contingency, \$325,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$938,000 at EPI 2564 |

#### CEQA

An Environmental Impact Report, State Clearinghouse reference number 2002091037, was filed on March 13, 2003 and there has been no response.

#### Project Schedule

**The project schedule is as follows:**

|                           |               |
|---------------------------|---------------|
| Approve working drawings: | February 2005 |
| Complete construction:    | March 2006    |

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 24

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**PALO VERDE COMMUNITY COLLEGE DISTRICT**  
**PALO VERDE COLLEGE, RIVERSIDE COUNTY**  
Physical Education Complex

*Authority: Chapter 157/03, Item 6870-301-6028(52)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEM

### STAFF ANALYSIS – 24

California Community Colleges  
Palo Verde Community College District  
Palo Verde College, Riverside County  
Physical Education Complex

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project constructs 21,583 asf of initial facilities for physical education, including a gymnasium of 18,223 asf and special education space of 3,360 asf.

#### Funding and Project Cost Verification

**The project is within cost.**

\$12,365,000 total estimated project costs

\$390,000 project costs previously allocated: preliminary plans \$390,000

\$11,975,000 project costs to be allocated: working drawings \$416,000, construction \$10,731,000 (\$9,650,000 contracts, \$483,000 contingency, \$598,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$828,000 at EPI 2564

#### CEQA

An Environmental Impact Report, State Clearinghouse reference number 97021064, was filed on June 12, 1997.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2005

Complete construction: March 2006

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEM**

### **CONSENT ITEM – 25**

**CALIFORNIA COMMUNITY COLLEGES (6870)  
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT  
CHINATOWN CENTER, SAN FRANCISCO COUNTY  
Campus Building**

*Authority: Chapter 379/02, Item 6870-301-6028(40)*

- a. Approve preliminary plans**
- b. Recognize local cost increase**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 25

San Francisco Community College District  
Chinatown Center, San Francisco County  
Campus Building

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project provides for the construction of a complete campus building. Refinements in design development have decreased the asf by 2,271 asf, for a total of 88,899 asf, including 16,084 asf lecture; 25,386 asf laboratory; 14,437 asf office; 10,368 asf library; 878 asf AVTV and 21,746 asf other space.

#### Funding and Project Cost Verification

**This project is within cost.** State costs have not changed. Local costs will increase by \$2,972,000.

\$55,196,000 total authorized project costs

\$58,168,000 total estimated project costs

\$1,334,000 **state project costs previously allocated: preliminary plans**

\$34,967,000 state project costs to be allocated: working drawings \$1,185,000, construction \$30,649,000 (\$27,756,000 contracts, \$1,438,000 contingency, \$1,455,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$3,133,000 at EPI 2564

\$990,000 Local funds previously allocated: preliminary plans

\$17,905,000 local funds to be allocated: working drawings: \$814,000 construction \$17,091,000 (\$15,625,000 contracts, \$753,000 contingency, \$713,000 construction management, administration, testing and inspection) at CCI 4100

\$2,972,000 local funds to be augmented: construction \$2,972,000 (\$2,436,000 contracts, \$249,000 contingency, \$287,000 construction management, administration, testing and inspection) at CCI 4100

#### CEQA

This project is in compliance with the CEQA. A notice of determination for this project was filed on July 23, 1998 and the waiting period expired on August 27, 1998.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: June 2005  
Complete Construction: August 2007

**Staff Recommendation: Approve preliminary plans and recognize local cost increase.**

## **CONSENT ITEM**

### **CONSENT ITEM – 26**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT**  
**IRVINE VALLEY COLLEGE, ORANGE COUNTY**  
Performing Arts Center

*Authority: Chapter 157/03, Item 6870-301-6028(59)*

- a. Approve preliminary plans**
- b. Recognize local cost increase**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 26

California Community Colleges  
South Orange County Community College District  
Irvine Valley College, Orange County  
Performing Arts Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project constructs a 2-story 32,680 asf performing arts/theatre building including a 400-seat theatre, 5,940 asf in laboratory and 420 asf in office spaces.

#### Funding and Project Cost Verification

**The project is within cost.** State costs have not changed. Local costs will increase by \$6,059,000 to compensate for miscalculations of cost made during initial planning.

\$16,304,000 total authorized project costs

\$22,363,000 total estimated project costs

\$544,000 project costs previously allocated: preliminary plans \$544,000

\$13,928,000 project costs to be allocated: working drawings \$520,000, construction \$11,791,000 (\$10,500,000 contracts, \$607,000 contingency, \$684,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$1,617,000 at EPI 2564

\$1,832,000 local funds to be allocated: construction \$1,644,000 (\$1,644,000 contracts) at CCI 4019 and equipment \$188,000 at EPI 2564

\$6,059,000 local funds to be augmented: preliminary plans \$245,000, working drawings \$260,000, construction \$5,554,000 (\$5,154,000 contracts, \$268,000 contingency, \$132,000 construction management, administration, testing and inspection) at CCI 4019

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on July 16, 1996 and the waiting period expired on August 15, 1996.

#### Project Schedule

**The project schedule is as follows:**

|                           |               |
|---------------------------|---------------|
| Approve working drawings: | June 2005     |
| Complete construction:    | December 2006 |

**Staff Recommendation: Approve preliminary plans and recognize local cost increase.**

## CONSENT ITEM

### CONSENT ITEM – 27

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SOUTHWESTERN COMMUNITY COLLEGE DISTRICT**  
**SOUTHWESTERN COLLEGE, SAN DIEGO COUNTY**  
Learning Assistance Center

*Authority: Chapter 157/03, Item 6870-301-6028(80)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 27

California Community Colleges  
Southwestern Community College District  
Southwestern College, San Diego County  
Learning Assistance Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

The project is within scope. This project reconstructs the former Learning Resource Center into a Learning Assistance Center. The project's reconstruct space will include 9,417 asf laboratory, 1,648 asf office, 9,436 asf library, and 1,738 asf of other space. As a component of the new capital outlay prioritization criteria and the district's success in obtaining local bonding authority, the district will be contributing 50% to each phase of the project's costs.

#### Funding and Project Cost Verification

The project is within cost.

\$4,734,000 total estimated project costs

\$104,000 state project costs previously allocated: preliminary plans \$104,000

\$103,000 local project costs previously allocated: preliminary plans \$103,000

\$2,263,000 state project costs to be allocated: working drawings \$87,000, construction \$1,915,000 (\$1,665,000 contracts, \$115,000 contingency, \$135,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$261,000 at EPI 2564

\$2,264,000 local project costs to be allocated: working drawings \$88,000, construction \$1,915,000 (\$1,665,000 contracts, \$114,000 contingency, \$136,000 construction management, administration, testing and inspection) at CCI 4019 and equipment \$261,000 at EPI 2564

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 8, 2003 and the waiting period has expired.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: February 2005

Complete construction: March 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 28

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**YUBA COMMUNITY COLLEGE DISTRICT**  
**WOODLAND CENTER, YUBA COUNTY**  
Learning Resource/Technology Center

*Authority: Chapter 157/03, Item 6870-301-6028(96)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEM

### STAFF ANALYSIS – 28

Yuba Community College District  
Woodland Center, Yuba County  
Learning Resource/Technology Center

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**This project is within scope.** This project constructs a 51,959 asf learning and technology center. The project includes 3,865 asf lecture, 16,638 asf lab, 8,515 asf office, 13,531 asf library, 3,695 asf AV/TV, and 5,715 asf of other space.

#### Funding and Project Cost Verification

**This project is within cost.**

\$22,613,000 total estimated project costs

\$1,231,000 project costs previously allocated: preliminary plans \$1,231,000

\$21,382,000 project costs to be allocated: working drawings \$677,000; construction \$17,414,000 (\$15,765,000 contracts, \$790,000 contingency, \$859,000 construction management, administration, testing and inspection) at CCCI 4019; and equipment \$3,291,000 at EPI 2564

#### CEQA

This project is in compliance with the CEQA. A negative declaration was filed on April 7, 2004 and the waiting period will expire on May 8, 2004.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: December 2004

Complete construction: November 2006

**Staff Recommendation: Approve preliminary plans.**

## CONSENT ITEM

### CONSENT ITEM – 29

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SONOMA COUNTY COMMUNITY COLLEGE DISTRICT**  
**PETALUMA CENTER, SONOMA COUNTY**  
Phase 2 Facilities

*Authority: Chapter 157/03, Item 6870-301-6028(75)*

- a. Approve preliminary plans**
- b. Recognize local cost increase**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 29

California Community Colleges  
Sonoma County Community College District  
Petaluma Center, Sonoma County  
Phase 2 Facilities

#### Action Requested

**The requested action will approve preliminary plans for this project.**

#### Scope Description

**The project is within scope.** This project constructs 6,700 asf lecture space, 26,657 asf laboratory space, 19,964 asf office space, 20,668 asf library space 3,045 asf av/tv space and 34,028 other space.

#### Funding and Project Cost Verification

**The project is within cost.** State costs have not changed. Local costs will increase by \$5,331,000.

|              |   |
|--------------|---|
| \$42,244,000 | total authorized project costs  |
| \$47,575,000 | total estimated project costs   |
| \$850,000    | state funds previously allocated: preliminary plans   |
| \$26,940,000 | state project costs to be allocated: working drawings \$819,000, construction \$21,649,000 (\$19,619,000 contracts, \$981,000 contingency, \$1,049,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$4,472,000 at EPI 2564               |
| \$485,000    | local project costs previously allocated: preliminary plans   |
| \$13,969,000 | local funds to be allocated: working drawings \$517,000, construction 12,675,000 (contracts \$11,555,000, contingency \$578,000 and \$542,000 administration, construction management, testing and inspection) at CCI 4100 and equipment \$777,000 at EI 2564                           |
| \$5,331,000  | local funds to be augmented: preliminary plans \$52,000, working drawings \$366,000, construction \$4,624,000 (\$5,154,000 contracts, \$268,000 contingency, \$132,000 construction management, administration, testing and inspection) at CCI 4100 and equipment \$289,000 at EPI 2564 |

#### CEQA

An Environmental Impact Report, State Clearinghouse reference number 1985102912 was filed on November 24, 2003 and there has been no response.

#### Project Schedule

**The project schedule is as follows:**

|                           |             |
|---------------------------|-------------|
| Approve working drawings: | April 2005  |
| Complete construction:    | August 2007 |

**Staff Recommendation: Approve preliminary plans and recognition of local cost increase.**

## CONSENT ITEM

### CONSENT ITEM – 30

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT**  
**SKYLINE COLLEGE, SAN MATEO COUNTY**  
Seismic Retrofit – Gym Building #3

*Authority: Chapter 106/01, Item 6870-301-0574(62)*  
*Chapter 379/02, Item 6870-301-6028(46)*

**a. Recognize scope change and a local cost increase**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 30

California Community Colleges  
San Mateo County Community College District  
Skyline College, San Mateo County  
Seismic Retrofit – Gym Building #3

#### Action Requested

**The requested action will recognize a scope change and local cost increase for this project.**

#### Scope Description

**The project is not within scope.** The authorized scope of the project provides for the reconstruction of Gym Building #3 at Skyline College to meet code requirements for structural safety. The project was identified in the State Architect's Seismic Survey in April 1998 as a high-risk (Category F) building in need of extensive repair. New connections at the precast walls, new steel angles at the roof diaphragm, and the addition of structural steel braces are required. Restroom upgrades also are included in the scope of work to meet access requirements.

The District proposes to modernize the entire building to improve the use of space. Access will be improved in stairwells, bathrooms, classrooms, and lab areas beyond the efforts currently funded by the State, thereby providing full access to the facility. Other modernization efforts will include improvements to the heating, ventilation and air conditioning systems as well as lighting and electrical systems. Classrooms will receive technological upgrades and non-State supportable spaces within the building will be renovated to meet current code compliance. A 20-day letter was sent to the Legislature on April 20, 2004 without comment.

#### Funding and Project Cost Verification

**The project is within cost.** The additional cost of these changes is estimated to increase the total cost of the project by \$6,484,000 and will be funded by the District. Pursuant to Government Code Section 13332.11, District funds are not subject to Public Works Board approval.

\$1,732,000 total authorized project costs

\$8,216,000 total estimated project costs

\$157,000 state project costs previously allocated: preliminary plans \$89,000 and working drawings \$68,000

\$1,567,000 state project costs to be allocated: construction \$1,567,000 (\$1,349,000 contracts, \$95,000 contingency, \$123,000 construction management, administration, testing and inspection) at CCI 4019

\$8,000 local project costs previously allocated: preliminary plans \$2,000 and working drawings \$6,000 at CCI 4019

#### CEQA

A Negative Declaration was filed with the state clearinghouse on October 1, 2001 and the waiting period expired on November 6, 2001.

Project Schedule

**The project schedule is as follows:**

|                         |                |
|-------------------------|----------------|
| Approve Proceed to bid: | July 2004      |
| Award Contract:         | September 2004 |
| Complete construction:  | September 2004 |

**Staff Recommendation: Recognize scope change and local cost increase.**

## CONSENT ITEM

### CONSENT ITEM – 31

**MILITARY DEPARTMENT (8940)**  
**LANCASTER MILITARY ARMORY, LOS ANGELES COUNTY**  
MIL Project Number 016, DGS Parcel Number 10099

*Authority: Chapter 379/02 Item 8940-301-0604(1)*  
*Chapter 379/02 Item 8940-301-0001(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEM

### STAFF ANALYSIS – 31

Military Department  
Lancaster Military Armory, Los Angeles County  
MIL Project Number 016, DGS Parcel Number 10099

#### Action Requested

**The requested action will approve preliminary plans and release working drawings for this project.**

#### Scope Description

**This Project is within scope.** The Project is for the design and construction of a new armory in Lancaster. The project provides acquisition of the fee simple interest in approximately 28.45 acres of land for the construction of a new armory in Lancaster. The new armory will house two military units with a strength of approximately 300 soldiers and 230 vehicles and trailers. The finished is a specially designed two-story, earthquake resistant structure comprising approximately 56,640 SF. The outside improvements include security fencing, military and civilian parking, exterior and interior fire protection, security lighting, access control, walkways, and anti-terrorist / force protection measures. This project supports the Military Department's Strategic Plan to improve and modernize armories. The property is located south of the Fox Field Airport at the southeast corner of Avenue F-8 and the proposed 45th Street West extension in the City of Lancaster in Los Angeles County.

#### Funding and Cost Verification

**This Project is within cost.** Chapter 379/02, Item 8940-301-0604, Budget Act of 2002, provided \$750,000 for Acquisition of property. Chapter 379, Item 8940-301-0604(1), Budget Act of 2002 provided \$298,500 for augmentation of Acquisition. Chapter 379/02, Item 8940-301-0001(2), Budget Act of 2002, provided \$743,000 for Preliminary Plans.

\$13,184,500 Total estimated project costs

\$1,910,500 Project costs previously allocated: Acquisition \$1,048,500 (\$750,000+ 298,500 augmentation), Preliminary Plans \$862,000 (\$743,000 State + \$119,000 Fed).

\$11,274,000 Project costs to be allocated: Working Drawings \$980,000 (\$835,000 State + \$145,000 Fed), Construction \$10,190,000 (\$5,473,000 State + \$4,717,000 Fed : (\$8,801,000 Contract + \$463,000 Contingency + \$926,000 A&E) + Other Project costs at \$104,000 (CCCI 4019).

#### CEQA

A Negative Declaration has been developed by DGS-RES-Environmental Services.

#### Project Schedule

**The project schedule is as follows:**

|                           |           |
|---------------------------|-----------|
| Approve working drawings: | June 2004 |
| Complete construction:    | Dec 2005  |

**Staff Recommendation: Approve preliminary plans and release of working drawings.**



## **ACTION ITEM**

### **ACTION ITEM – 32**

No Action Item.

|                    |
|--------------------|
| <b>ACTION ITEM</b> |
|--------------------|

## **STAFF ANALYSIS – 32**

No Action Item Staff Analysis.

## OTHER BUSINESS

None Other Business.

## REPORTABLES

To be presented at meeting.

Respectfully Submitted  
By:

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KAREN FINN  
Administrative Secretary